0' 200' 400' 600'

Scale: 1" = 200'

LINE	BEARING	DISTANCE
L1	N 42°31'02" E	2238.43'
L2	N 41°50'56" E	320.72'
L3	S 41°28'03" W	320.87'

MAP LEGEND

- Set Iron Rod w/ TPS Cap
- Found Survey Monument
- Calculated Corner
- Found Fence Corner Post
- OHP — Overhead Power Line
- PP — Power Pole
- T — Telephone Pedestal
- Edge of Road - Asphalt/Gravel
- x — Wire Fence
- Pipeline Marker

GEORGE H. LITTLE SURVEY
ABSTRACT No. 662

PETER K. BARTLESON SURVEY
ABSTRACT No. 84

FARM TO MARKET ROAD 2761
(VOL. 231, PG. 271, D.R.C.C.T.)

APPARENT SURVEY LINE

POB
SET ½" I.R. W/TPS CAP

POC
FND ¾" I.R.

L1

L2

L3

S 44°19'05" E 1869.55'

N 44°19'05" W 1871.69'

SET ½" I.R. W/TPS CAP

SET ½" I.R. W/TPS CAP

SET ½" I.R. W/TPS CAP

TRACT 7
13.742 ACRES

PORTION OF
HAWTHORNE LAND, LLC
CALLED 379.34 ACRES
VOL. 978, PG. 259
D.R.C.C.T.

REMAINDER OF
HAWTHORNE LAND, LLC
CALLED 379.34 ACRES
VOL. 978, PG. 259
D.R.C.C.T.

REMAINDER OF
HAWTHORNE LAND, LLC
CALLED 379.34 ACRES
VOL. 978, PG. 259
D.R.C.C.T.

BOUNDARY SURVEY

BEING a 13.742 acre tract situated in the Peter K. Bartleson Survey, Abstract Number 84, Colorado County, Texas, being a portion of that certain called 379.34 acre tract described in instrument to Hawthorne Land, LLC, recorded in Volume 978, Page 259 of the Deed Records of Colorado County, Texas (D.R.C.C.T.), said 13.742 acre tract being more particularly described by attached metes and bounds description.

Purchaser	Spencer Grogan
Survey	Peter K. Bartleson Survey, A-84
Area	13.742 Acres
	Colorado County, Texas
Job No.:	K213-02_Tract 7-NEW
Scale:	1" = 200'
Date:	11/04/2021
Drawn By:	LEG/DED
Field Crew:	TC
Checked By:	
Revised:	

TEXAS PROFESSIONAL SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

No portion of this property appears to lie within the 100 Year Floodplain per graphic scaling of Community Panel No.s 48089C0300D & 48089C0325D having an effective date of 02/04/2011.

General Notes:

1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on survey.

Basis of Bearings:

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, South Central Zone (4204), grid measurements.

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

STATE OF TEXAS
REGISTERED
CAREY A. JOHNSON
6524
PROFESSIONAL
LAND SURVEYOR

Carey A. Johnson
Registered Professional Land Surveyor No. 6524